

STATE OF SOUTH CAROLINA ) Greenwood County, SC  
 )  
 ) **WARRANTY DEED**  
COUNTY OF GREENWOOD ) *183-00-01-005*

**KNOW ALL MEN BY THESE PRESENTS** that we, **JOHN R. STEWART AND DOROTHY I. STEWART**, in the State and County aforesaid, for and in consideration of Ten Dollars and the premises paid to us in hand at or before the signing of these presents, by **HOWARD H. TURNER, JR.**, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said **HOWARD H. TURNER, JR.** his heirs and assigns forever, the following described property, to wit:

All that certain piece, parcel or lot of land, with improvements thereon, situate, lying and being near the Town of Ninety Six, County of Greenwood, State of South Carolina, and according to a plat prepared for Julian P. Pratt dated June 1, 1982 by John H. Welborn, RLS, recorded in the Office of the Clerk of Court for Greenwood County in Plat Book 38, at Page 170, being bounded and measured as follows: On the Northeast by other property now or formerly of Julian P. Pratt and measuring thereon for a distance of One Thousand three Hundred Thirty-Four and Eleven One Hundredths (1034.11) feet, more or less; on the Southeast by Poplar Hill Road and measuring thereon for a distance of Two Hundred Eight and Sixty-Five One Hundredths (288.65) feet, more or less; on the Southwest by property now or formerly of Greenwood Mills and measuring thereon for a distance of One Thousand One Hundred Fifty Two and Seventy Three One Hundredths (1,152.74) feet, more or less; and on the Northwest by property now or formerly of Greenwood Mills and measuring thereon for a distance of Three Hundred Fifty Four and Twenty Nine One Hundredths (354.29) feet, more or less. This is the identical property conveyed by deed of Julian P. Pratt to John R. Stewart and Dorothy I. Stewart dated August 11, 1982, recorded in the Office of the Clerk of Court for Greenwood County in Deed Book 288, at Page 862.

Tax Map 183-00-01-005

**0-7**      **BK 89**      **727**      **CN 20**

ADDRESS OF GRANTEE: 306 Poplar Hill Drive, Ninety Six, S. C. 29666

Deliver To: GARRETT

TOGETHER with all and singular the rights, members, Hereditaments and appurtenances to said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto said HOWARD H. TURNER, JR., his heirs and assigns, forever.

And we do hereby bind ourselves and our heirs, personal representatives, and administrators, to warrant and forever defend all and singular the said premises unto the said HOWARD H.

TURNER, JR., his heirs and assigns, against us and our heirs, and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS our hands and seals this 15th day of January, 2002.

WITNESSES:

John D. Seymour  
Don Miller

Dorothy I. Stewart AIT  
JOHN R. STEWART by and through  
his Attorney in Fact  
See POA recorded DB 625/Page 73  
Dorothy I. Stewart  
DOROTHY I. STEWART

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STATE OF SOUTH CAROLINA )

COUNTY OF GREENWOOD )

PROBATE

PERSONALLY appeared before me the undersigned witness and made oath that he/she saw the within named Grantor(s) sign, seal and as their act and deed, deliver the within-written Deed for the uses and purposes therein mentioned, and that he with the other witness hereto witnessed the execution thereof.

Don Miller  
ONE OF THE ABOVE TWO WITNESSES  
SIGNS HERE (not notary)

SWORN to before me this 15th day  
of January, 2002

John D. Seymour (LS)  
Notary Public for South Carolina  
My Commission expires: 4-30-08

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. Property located at 306 Poplar Hill Drive, Ninety Six, S. C. 29666 bearing Greenwood County Map Number 183-00-01-005 was transferred by John R. Stewart and Dorothy I. Stewart to Howard H. Turner, Jr. on January 15, 2002.

This transaction was (Check one):

(a) X an arm's length real property transaction and the sales price paid or to be paid in money or money's worth was \$205,000.00.

(b)        not an arm's length real property transaction and the fair market value of the property is \$                      \*.

(c)        The above transaction is exempt or partially exempt, from the recording fee as set forth in S. C. Code Ann. Section 12-24-10, et seq. because the deed is exempt under Item        on reverse side.

As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as grantor.

I further understand that a person required to furnish this affidavit who wilfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

                    Dorothy I. Stewart                      
~~John R. Stewart~~ Dorothy I. Stewart

SWORN to before me this 15th  
day of January, 2002.

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Allen D. Heyman (LS)  
Notary Public for South Carolina  
My Commission expires: 1-30-08

\*The fee is based on the real property's value. Value means the realty's fair market value. In arm's length real property transactions, this value is the sales price to be paid in money or money's worth (e.g. stocks, personal property, other realty, forgiveness of debt, mortgages assumed or placed on the realty as a result of the transaction). However, a deduction is allowed from this value for the amount of any lien or encumbrance existing on land, tenement, or realty before the transfer and remaining on it after the transfer.

## EXEMPTIONS

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### Exempted are deeds:

- (1) transferring realty to the federal government;
- (2) transferring realty to the State, its agencies and departments, and its political subdivisions, including school districts;
- (3) otherwise exempted under the laws and Constitution of the United States or the laws or Constitution of South Carolina;
- (4) transferring realty whereby no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A) of the South Carolina Code of Laws. This exemption will exempt transfers to a spouse and most transfers that are the result of a divorce;
- (5) transferring realty from an agent to the agent's principal in which the realty was purchased with the funds of the principal;
- (6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39 of the South Carolina Code of Laws;
- (7) transferring realty to a member of the family or to a family trust or to a family partnership. "Family" means spouse, parents, sisters, brothers, grandparents, grandchildren and lineal descendants. A "family trust" is a trust whose beneficiaries are all members of the family of the transferor. A "family partnership" is a partnership whose partners are all members of the family of the transferor;
- (8) transferring realty to a legal heir or devisee;
- (9) that constitute a contract for the sale of timber to be cut;
- (10) transferring realty from an individual to a partnership, limited liability company, or corporation upon the formation of the entity if the individual is transferring the realty in order to become a partner, member, or shareholder in the entity. All other transfers of realty to or from the partnership, limited liability company, or corporation, not otherwise exempt, are subject to the fee.
- (11) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
- (12) transferring realty between a parent corporation and its subsidiary corporation, provided that no consideration of any kind is paid or to be paid for the transfer;
- (13) transferring realty to a nonprofit corporation organized and operated exclusively for either a religious, scientific, charitable, or educational purpose, and provided no consideration of any kind is paid or to be paid for the transfer;
- (14) that constitute a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided no consideration of any kind is paid or to be paid for the corrective or quitclaim deed; or,
- (15) transferring realty from an individual to a partnership or limited liability company of which the individual is a partner or a member, provided that the transfer is subject to the fee to the extent that the transfer is a transfer of an undivided interest in the realty to partners or members other than the transferor. The determination as to the portion of the realty's value upon which the fee must be paid must be based on the percentage interest in the partnership or limited liability company of the partners or members other than the transferor.